THE DEVELOPMENT OF BIRMINGHAM
A PLANNING OVERVIEW OF HOW THE CITY HAS DEVELOPED AND WHERE IT IS HEADING.....

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Chartered Town Planning and Development Consultants
Based in Birmingham with affiliated offices in London, Leeds and Bristol
Offering a national service to landowners, developers, retailers, industrialists, investors and their advisors, on a wide range of town planning matters

www.brookesmithplanning.com

The Presentation – three sections.....

• Setting the Scene – an overview of the current planning system in the UK
• The story in Birmingham - relevant background and the planning approach to encourage development
• Case examples and what new development is coming forward

Background to the current Planning System in the UK

• 1947 and onwards
• Coalition Government - New Ministers with new dogma
• The Localism Bill and community decision making

Community Involvement

• Push for local involvement
• Community strategies
• Neighbourhood Plans and Forums

Practical Planning - How the system works in Practice

• Planning Policy / PPS1 sustainable development / PPS4 sustainable economic growth / PPS5 heritage
• The Application Process / Fees / Validation process / Design and Access Statements
• Planning Gain / PD Rights / Changes of Use
What is the story in Birmingham?

- History
- Images of the City
- The Unitary Development Plan
- The Local Development Framework and Core Strategy
- The Big City Plan
- Localism in practice in the suburbs
- Recent development
- New Development coming forward

A quick history of Birmingham and some relevant background……..

- History and Images of the City
BIRMINGHAM CITY COUNCIL’S CURRENT APPROACH TO LAND USE PLANNING

• The Unitary Development Plan
• The Local Development Framework and Core Strategy
• The Big City Plan
• Localism in practice in the suburbs

CONTEXT

100,000 increase in population
50,600 new homes
Support economic growth
Employment and skills
Deliver an efficient and effective public transport system

EXISTING NEIGHBOURHOODS AND KEY GROWTH AREAS

Working with communities through Area Action Plans and Neighbourhood Regeneration Initiatives
Linking employment opportunities to local people
Existing network of neighbourhood forums and local representative bodies
Working with the business communities including BIDs
Big City Plan City Centre Masterplan (2010)

BIRMINGHAM CORE STRATEGY

Framework for the whole city
Strategy to deliver growth – homes, employment and retail
Responding to the challenges presented by Climate Change
THE BIG CITY PLAN

Different types of neighbourhood planning
Promoting investment and providing certainty
Community keen to understanding the future of their areas
For the City – everyone involved Businesses, community, visitors
Strategic not just local

SPATIAL STRUCTURE

Delivering:
1.5 million square metres of mixed use floorspace
50,000 additional jobs
£2.1bn to economy each year
Over 5,000 new homes
Fine grain regeneration

Expanding the City Core and supporting the authentic character and offer of the wider City Centre

Over £1bn of Public Sector Investment in the City Centre over the next 4 years

CONNECTIVITY AND THE VISION FOR MOVEMENT

A Well Connected City
An Efficient City
A Walkable City

Addressing connections and movement within the city centre
CONNECTED CITY
Public transport network for the city centre

EFFICIENT CITY
Making more efficient use of the highway network
Promoting provision of cycle hire hubs, electric charging points, interchange facilities

WALKABILITY
New and improved public spaces and squares
Enhanced pedestrian routes
Wayfinding
Public Realm improvements

THE JEWELLERY QUARTER
Unique character
Heritage and conservation
Creative and manufacturing industries
Diverse retail and cultural offer
Improved linkages

“Birmingham should celebrate its history and its quarters.” (Prof. M. Parkinson (2007) The Visioning Study)

• New Transport Initiatives
• Fly through video from Centro
DELIVERY – Financial Tools

FINANCIAL TOOLS
- New Homes Bonus
- Business Increase Bonus
- Retention of locally-raised business rates
- Regional Growth Fund
- Tax Incremental Financing (TIFs)
- JESSICA
  - Community Infrastructure Levy

Range of tools available

TAX INCREMENTAL FINANCING (TIF)
- Support locally-driven economic development and growth
- Local Authority to borrow against predicted growth in their locally raised business rates
- Funds infrastructure and other capital projects
- Bill on TIF powers expected July 2011 with implementation April 2012

Principles of TIF

JESSICA
- Revolving investment fund to support urban development
- ERDF funds matched with public/private land and resources
- Deloitte have been approached to support the City Council in developing a business model

European Funding

LOCALISM IN ACTION

MOSELEY’S BIG PLAN
- Started mid 2009 – first draft presented to Council Dec 2010
- Community based approach
- Local People, Planning Aid and dedicated Community Development Worker
- Utilising City Council planning expertise
- Limited funding
WHAT WE HAVE LEARNT – GOOD

- Local enthusiasm
- Local knowledge
- Planning Aid key providing independent but expert sounding board
- Role of Community Development Worker as ‘pen-holder’ vital
- Creating a useful local management tool
- Broad consultation

WHAT WE HAVE LEARNT – ISSUES

- Plan is conservation based, small scale management, lacks development support
- How locally representative is it?
- Challenge to engage key stakeholders – Environment Agency, Transport providers
- Tensions between strategic issues and local desires – strategic road important for city vs. local desire to downgrade
- To date hasn’t provided content to support management of development or secure funding
- Difficulty in reflecting complex area with overlapping boundaries

OTHER COMMUNITY BASED PLANS

Area Action Plans
- Longbridge
- Aston, Newtown, Lozells
- Bordesley

AREA ACTION PLAN - LESSONS

Benefits
- Clear framework
- Address delivery
- Bring together key stakeholders, partners, landowners

Issues
- Timescale
- Complexity
- Cost
- In-flexible

PLANNING REFORMS – The Future

‘town hall officials who take forever with those planning decisions that can be make or break for a business - and the investment and jobs that go with it.’

(David Cameron, PM)

‘Planning in the creative, forward-thinking sense doesn’t really exist in the UK in local authority planning departments’

(Sir Terry Farrell)
LOCALISM

Ending the culture of Whitehall knows best
Shifting power to communities and local businesses
Reducing regulation
Localism Bill introduced to Parliament December 2010 with Royal Assent expected late 2011.

PLANNING REFORM

Abolition RSS and IPC
Statutory Duty to Cooperate
Streamlining Procedures (Enforcement, Monitoring, non-binding Inspectors Reports)
Pre-application consultation – limited to major applications
Establish principle of Neighbourhood Planning

Neighbourhood Development Plans and Orders
Community Right to Build
Role of the Community Infrastructure Levy (CIL) and changes to Section 106

‘We will leave this city a more beautiful place than we found it’ (Pledge of Allegiance by the citizens of Athens)

MODEL FOR PLANNING IN BIRMINGHAM

PLANNING & REGENERATION

LOCALISM

RIGHT DEVELOPMENT IN RIGHT LOCATION – MAKING PLACES, CREATING JOBS, DELIVERING HOMES, SUSTAINABILITY

THE FUTURE

Emergence of new delivery models and financial tools
Reforms to an established Planning System
Need to deliver development and stimulate economic growth

Navigating the challenges ahead
What is happening in Birmingham?

- Recent development and New Development coming forward....

- Fly through video for the Library
Eastside with High Speed 2

Moat Square

Remodeled space at Bullring

DELIVERY - 12 MONTH PROGRAMME

Funding – Areas of Transformation

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<td>NEW STREET STATION</td>
<td>£600m New Street Station Scheme</td>
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<td>Phase 1 - 2012</td>
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<td>Phase 2 - 2015</td>
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<td>WESTSIDE</td>
<td>Paradise Circus</td>
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<td>£189m Library of Birmingham</td>
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<td>Completion 2013</td>
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<td>EASTSIDE</td>
<td>£12m City Park</td>
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<td>Commence on site April</td>
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<td>Complete 2012</td>
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<td>MSCP opens April</td>
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<td>And the future…..a case example of Digbeth, a new quarter in the City</td>
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**The Vision**

- Address Land ownership / assembly
- Raise funding
- Have a realistic phasing programme
- Achievability through scale to achieve:
  - Retail 2,450,000 ft²
  - Hotel 525,000
  - Office 4,000,000
  - Residential 7,400,000
  - Leisure 1,900,000
  - Education 400,000

**Overview of the Aspirations**

- Birmingham - an International City
- Creativity and Innovation
- Heritage
- A catalyst for regeneration
- - extend commercial and cultural centre
- - reclaim the river and city living
- - creativity, education and innovation
- Envisioning the green city
- Delivering the vision

**Birmingham International**

- Working In Partnership

Joint venture with Birmingham City Council
A Catalyst for Regeneration

New spaces and connections

The Site

Culture and Commercial zone 1
Living and Leisure zone 2
Learning and Innovation zone 3

1: extend commercial and cultural centre

A place to work
A place to enjoy
A place to remember

1: extend commercial and cultural centre

The Box Cultural Centre

1: extend commercial and cultural centre

A new Arts Quarter
Guggenheim
IKON
Getty Photo Museum
1. Extend commercial and cultural centre

Redeveloping a Market Quarter...

The Fashion District

2. Reclaim the river and city living

A place to live
A chance to reclaim the river
To encourage biodiversity
To provide amenity
To enjoy the surroundings

The heart of the site
A new riverside destination

3. Creativity, education and innovation
Envisioning the Green City

- A benchmark for the UK to follow
- A zero carbon community
- A place for water & trees
- An innovative approach
- Where buildings are the landscape
- A passive solution, rather than bolt on technologies

Energy
- Closed loop thinking with metering
- District energy
- Ground source & heat pumps

Water
- Reduce water demand
- Rainwater harvesting
- Water management

Waste/Resources
- Reclaimed buildings/materials
- Incentivised waste reduction
- Waste to energy systems
- Closed loop fishing

Adaptability
- Design for climate change
- Design for deconstruction
- Design for change of use

Flexibility
- Multi-use
- Multi-use spaces
- Behavioral change

Connectivity
- Sustainable transport & cycling
- Walkable city

The Vision of the Future